

CITY OF HAMMOND

LOUISIANA

UNIFIED DEVELOPMENT CODE

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Article 6. Zoning Districts

6.1 Purpose and Permitted Uses in Each Zoning District

6.1.1 Residential Single-Family

The Residential Single Family Districts are intended to accommodate single-family houses on individual lots. These districts should be applied in areas where the land use pattern is predominately single-family residential or where such land use pattern is desired in the future. These districts allow residential cluster development with smaller minimum lot sizes and additional building types in exchange for protecting significant common open space.

For all Residential Single Family Districts, no outdoor storage is permitted in front, side, or rear areas visible from the street, except in enclosed areas such as a garage. This includes storage in the following areas: front or side porches, carports and breezeways, or storage on a trailer. Boats on trailers will not be included in this prohibition. Storage of brush, fence posts, crates, vehicle tires, vehicle bodies or parts, scrap metal, bed mattress or springs, water heater or other household appliances, damages, stored or discarded furniture and other household goods or items, material recovered from demolition or other discarded objects three (3) feet or more in length shall not be allowed or permitted on the premises. Temporary storage of items that include trash, leaves, brush, and refuse, for not more than seven (7) days that are being discarded or removed from the premises, will not be in violation of this part.

A. RS-11

The RS-11 District is a single-family dwelling residential district allowing for large lots and including noncommercial uses generally associated with family residential areas.

- a. Allowed Uses
 - 1. Detached Single-Family Dwelling
 - 2. Gardens, growing of crops (noncommercial)
 - 3. Parks and Open Space
 - 4. Minor utilities
 - 5. Civic Uses
 - 6. Guest House
- b. Conditional Uses
 - 1. Day Care Facility
 - 2. Cemeteries and/or Memorial Gardens
- c. Accessory Uses
 - 1. Home Occupations
 - 2. Vegetable and Flower Gardens
 - 3. Private Garages

4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

B. RS-11.A

The RS-11.A District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas. This district also allows for Agriculture and is intended to protect farming ranching and timberlands and uses while preventing the encroachment of incompatible land uses.

- A. Permitted Uses
 1. Detached Single-Family Dwelling (Including Mobile/Manufactured Homes)
 2. Vegetable and Flower Gardens
 3. Growing of crops
 4. Parks and Open Space
 5. Minor utilities
 6. Civic Uses
- B. Conditional Uses
 1. Day Care Facility
 2. Cemeteries and/or Memorial Gardens
- C. Accessory Uses
 1. Home Occupations
 2. Private Garages
 3. Tennis courts, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 4. Raising and keeping of domestic animals but not on a scale objectionable to neighboring property owners.

C. RS-8

The RS-8 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

- A. Allowed Uses
 1. Detached Single-Family Dwelling
 2. Gardens, growing of crops (noncommercial)
 3. Parks and Open Space
 4. Minor utilities
 5. Civic Uses
 6. Guest House
- B. Conditional Uses
 1. Day Care Facility
 2. Cemeteries and/or Memorial Gardens
- C. Accessory Uses
 1. Home Occupations
 2. Vegetable and Flower Gardens
 3. Private Garages
 - a. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 - b. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.

- c. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

D. RS-5

The RS-5 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

- A. Allowed Uses
 1. Detached Single-Family Dwelling
 2. Gardens, growing of crops (noncommercial)
 3. Parks and Open Space
 4. Minor utilities
 5. Civic Uses
 6. Guest House
- B. Conditional Uses
 1. Day Care Facility
 2. Cemeteries and/or Memorial Gardens
- C. Accessory Uses
 1. Home Occupations
 2. Vegetable and Flower Gardens
 3. Private Garages
 4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
 6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

D. RS-3

The RS-3 District is primarily a single-family dwelling residential district that also may include noncommercial uses generally associated with family residential areas.

- A. Allowed Uses
 1. Detached Single-Family Dwelling
 2. Gardens, growing of crops (noncommercial)
 3. Parks and Open Space
 4. Minor utilities
 5. Civic Uses
 6. Guest House
- B. Conditional Uses
 1. Day Care Facility
 2. Cemeteries and/or Memorial Gardens
- C. Accessory Uses
 1. Home Occupations
 2. Vegetable and Flower Gardens
 3. Private Garages
 4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 5. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.

6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.

6.1.2 Residential Multi-Family

The Residential Multi-Family Districts are intended to accommodate existing or proposed development where the land use pattern is a mix of single-family, two-family, and multi-family housing in order to provide for the integration of single-family, two-family, and multi-family together.

A. RM-2

The RM-2 District is intended to accommodate existing and proposed development where land use pattern is a mix of single-family and two-family housing. The RM-2 district is intended to provide for the integration of single-family and two-family housing together. The RM-2 district allows buildings up to two stories in height.

A. Allowed Uses

1. Detached Single-Family Dwelling
2. Attached House
3. Gardens growing of crops (noncommercial)
4. Parks and Open Space
5. Minor Utilities
6. Civic Uses
7. Guest House

B. Conditional Uses

1. Day Care Facility
2. Bed and Breakfast
3. Major Utilities
4. Cemeteries and/or Memorial Gardens

C. Accessory Uses

1. Home Occupations
2. Vegetable and Flower Gardens
3. Private Garages
4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
7. Single attached accessory apartment. No more than one such unit per lot.

B. RM-3

The RM-3 District is intended to accommodate existing and proposed development where land use pattern is a mix of single-family, two-family, and multi-family housing. The RM-3 district is intended to provide for the integration of single-family, two-family, and multi-family housing together. The RM-3 district allows buildings up to three stories in height.

A. Allowed Uses

1. Detached Single-Family Dwelling
2. Attached House
3. Apartments (multi-family dwelling)
4. Gardens growing of crops (noncommercial)
5. Parks and Open Space
6. Minor Utilities

- 7. Civic Uses
- 8. Guest House
- B. Conditional Uses
 - 1. Day Care Facility
 - 2. Bed and Breakfast
 - 3. Major Utilities
 - 4. Cemeteries and/or Memorial Gardens
- C. Accessory Uses
 - 1. Home Occupations
 - 2. Vegetable and Flower Gardens
 - 3. Private Garages
 - 4. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 - 5. Accessory Places of Worship uses that are not considered a nuisance to the neighborhood.
 - 6. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
 - 7. Single attached accessory apartment. No more than one such unit per lot.

6.1.3 Mixed Use

A. MX-CBD Central Business District

MX-CBD is a multi-use district intended to accommodate office, employment, and residential within downtown. The district regulations recognize and support downtown's role as a center of regional importance and as a primary hub for business, communications, office, living, government, retail, cultural, educational, visitor accommodations and entertainment. The district promotes vertical mixed use (residential/nonresidential) projects that contain active ground floor uses. The MX-CBD district is intended to promote safe, active and pedestrian-scaled mixed use centers. The district enhances the convenience, ease and enjoyment of walking, shopping and public gathering space.

A. Allowed Uses

- 1. Upper-story living
- 2. Multi-family living
- 3. Office
- 4. Medical office
- 5. Civic Use
- 6. Parks and Open Space
- 7. Indoor recreational uses except sexually oriented business
- 8. Overnight lodging
- 9. All personal service
- 10. Animal Care (indoor only)
- 11. All Restaurant
- 12. All retail sales
- 13. Bakery shop, provided such operations are limited to the use of non-smoke producing types of furnaces
- 14. Bank, finance and loan companies
- 15. Food Store but excluding the dressing or killing of any flesh or fowl
- 16. Manufacturing of articles to be sold on the premises provided such manufacturing is incidental to the retail business and employs not more than five operators engaged in the production of such items.
- 17. Publishing establishment, printing plant

18. Art studio/gallery
 19. Convenience store without gas
 20. Dry Cleaning
 21. Taxi stand limited to five taxis
 22. Wholesale business included within a building – not including warehouse
 23. Reception/Banquet Hall
- B. Accessory Uses
1. Home Occupations
 2. Private Garages
 3. Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens and similar uses customary accessory to residential uses
 4. Accessory Places of Worship Uses that are not considered a nuisance to the neighborhood.
 5. Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners.
 6. Gardens for noncommercial uses
 7. Incidental storage not to exceed 40% of the floor area
 8. Sale of alcohol in conjunction with a full-service restaurant
- C. Conditional Uses
1. Day Care Facility
 2. Home occupations
 3. Commercial Parking
 4. Off street parking facility
 5. Social services
 6. Convenience store with gas
 7. All vehicle sales and rentals
 8. All water-oriented sales and services
 9. Minor utilities
 10. Cemeteries and/or Memorial Gardens

B. MX-N Neighborhood Mixed Use

The MX-N District is intended to provide appropriate areas for new and existing development that incorporates both small-scale residential and office uses within close proximity to one another and adjacent neighborhoods. The district is also intended to provide for live/work opportunities where people can live and work in the same physical space. The district can also be used as a transition between arterials or more intense commercial areas and established residential neighborhoods. Neighborhood Mixed Use is intended to provide for a variety of residential, retail, service and commercial uses all within walking distance of residential neighborhoods.

A. Allowed Uses

1. Detached Living (Single-Family Dwelling)
2. Attached House
3. Row Houses
4. Apartments (multi-family dwelling)
5. Group living
6. Social Services
7. Civic Uses
8. Parks and open space
9. Minor utilities
10. Day Care
11. Country Club

12. All indoor recreation except sexually oriented business
 13. All medical
 14. All office
 15. Overnight lodging
 - a. Bed and Breakfast
 16. Services
 - a. All personal services
 - b. Tanning bed facilities
 - c. Barber and beauty shops
 - d. Florists
 - e. Mortuary
 - f. Real Estate office
 - g. Banks, financial institutions
 - h. Dry Cleaning
 17. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
 18. All restaurant
 19. All retail sales
 20. Art Studio/gallery, no including tattoo parlors
 21. Convenience store without gas
 22. Convenience store with gas
 23. All vehicle sales and services
 24. All water oriented sales and services
 25. All research and development
 26. All vehicle services
 27. Off street parking
 28. Reception/Banquet Hall
- B. Conditional Uses
1. Tattoo parlor
 2. Major utilities
 3. Commercial parking lots and garages
 4. All outdoor recreation
 5. Sweet Shop
 6. Cemeteries and/or Memorial Gardens
- C. Accessory Uses
1. Gardens for non-commercial purposes
 2. Storage garages and parking lots for use solely by occupants and guests of the premises.
 3. Tennis courts, swimming pools
 4. Radio and television towers incidental to a permitted use
 5. Incidental storage not to exceed 40 percent of the floor area
 6. Home occupations

C. MX-C Commercial Mixed Use

MX-C is intended to provide for a variety of residential, retail, service, and commercial uses. While MX-C accommodates commercial uses, the inclusion of residential and employment uses are strongly encouraged in order to promote live-work and mixed use opportunities.

B. Allowed Uses

1. Detached Living (Single-Family Dwelling)
2. Attached House
3. Row Houses

4. Apartments (multi-family dwelling)
 5. Group living
 6. Social Services
 7. Civic Uses
 8. Parks and open space
 9. Minor utilities
 10. Day Care
 11. Country Club
 12. All indoor recreation except sexually oriented business
 13. All medical
 14. All office
 15. All overnight lodging
 - a. Bed and Breakfast
 16. Services
 - a. All personal services
 - b. Tanning bed facilities
 - c. Barber and beauty shops
 - d. Florists
 - e. Mortuary
 - f. Real Estate office
 - g. Banks, financial institutions
 - h. Dry Cleaning
 17. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
 18. All restaurant
 19. All retail sales
 20. Art Studio/gallery, no including tattoo parlors
 21. Convenience store without gas
 22. Convenience store with gas
 23. All vehicle sales and rentals
 24. All water oriented sales and services
 25. All light industrial
 - a. Bottling plant
 - b. Publishing establishment, printing plant
 - c. Canning and preserving foods
 - d. Lumber yard as part of retail establishment
 - e. Contractor's storage yard
 - f. Carpentry shop
 - g. Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons.
 26. All research and development
 27. All self-storage
 28. All vehicle services
 29. Off street parking
 30. Reception/Banquet Hall
- D. Accessory Uses
1. Gardens for non-commercial purposes
 2. Storage garages and parking lots for use solely by occupants and guests of the premises.
 3. Tennis courts, swimming pools
 4. Radio and television towers incidental to a permitted use
 5. Incidental storage not to exceed 40 percent of the floor area
 6. Home occupations

7. Sale of alcohol in conjunction with a full-service restaurant
- E. Conditional Uses
1. Tattoo parlor
 2. Major utilities
 3. Commercial parking lots and garages
 4. All outdoor recreation
 5. Sweet Shop
 6. Cemeteries and/or Memorial Gardens

6.1.4 Commercial

A. C-N Commercial Neighborhood

The C-N Neighborhood Commercial District is a non-industrial commercial area more restrictive than other Commercial districts and allowing multi-family residential uses. The C-N district allows buildings up to three stories in height.

A. Permitted Uses

1. Detached Living (Single-Family Dwelling)
2. Attached House
3. Row Houses
4. Apartments (multi-family dwelling)
5. Group living
6. Social Services
7. Civic Uses
8. Parks and open space
9. Minor utilities
10. Day Care
11. Country Club
12. All indoor recreation except sexually oriented business
13. All medical
14. All office
15. Overnight lodging
 - a. Bed and Breakfast
16. Services
 - a. All personal services
 - b. Tanning bed facilities
 - c. Barber and beauty shops
 - d. Florists
 - e. Mortuary
 - f. Real Estate office
 - g. Banks, financial institutions
 - h. Dry Cleaning
17. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
18. All restaurant
19. All retail sales
20. Art Studio/gallery, no including tattoo parlors
21. Convenience store without gas
22. All Vehicle Sales and rentals
23. Reception/Banquet Hall

B. Conditional Uses

1. Tattoo parlor
 2. Major utilities
 3. Commercial parking lots and garages
 4. All outdoor recreation
 5. Sweet Shop
 6. Cemeteries and/or Memorial Gardens
- C. Accessory Uses
1. Gardens for non-commercial purposes
 2. Storage garages and parking lots for use solely by occupants and guests of the premises.
 3. Tennis courts, swimming pools
 4. Radio and television towers incidental to a permitted use
 5. Incidental storage not to exceed 40 percent of the floor area
 6. Home occupations
 7. Sale of alcohol in conjunction with a full-service restaurant

B. C-H Commercial Highway Corridor

The C-H Highway Commercial groups together those major retail office and service uses that generate high traffic volumes, that could create nuisances to residential area, and that require easy access to a major highway or interstate road. The C-H district allows buildings up to five stories in height.

A. Allowed Uses:

1. Attached House
2. Row Houses
3. Apartments (multi-family dwelling)
4. Group living
5. Social Services
6. Civic Uses
7. Parks and open space
8. Minor utilities
9. Day Care
10. Country Club
11. All indoor recreation except sexually oriented business
12. All medical
13. All office
14. All overnight lodging
 - a. Bed and Breakfast
15. All passenger terminal
16. All personal services
 - a. Tanning bed facilities
 - b. Barber and beauty shops
 - c. Florists
 - d. Mortuary
 - e. Real Estate office
 - f. Banks, financial institutions
 - g. Dry Cleaning
17. Animal Care
 - a. Animal hospital with side and rear yards of at least 20 feet each. The rear yard shall be at least 40 feet where there is adjacent residential zoning.
18. All restaurant
19. All retail sales
20. Shopping Mall

21. Art Studio/gallery, no including tattoo parlors
22. Convenience store without gas
23. Convenience store with gas
24. All vehicle services
25. All vehicle sales rentals, and services
 - a. Sale of mobile or manufactured homes, trailers, and motor homes
 - b. Motor Truck terminal
26. All water oriented sales and services
27. All light industrial
 - a. Bottling plant
 - b. Publishing establishment, printing plant
 - c. Canning and preserving foods
 - d. Lumber yard as part of retail establishment
 - e. Contractor's storage yard
 - f. Carpentry shop
 - g. Any retail or wholesale use not the storage above ground of petroleum and other inflammable liquids in excess of 100,000 gallons.
 - h. Sheet metal or welding or machine shop or metal fabrication shop having a floor area of less than 10,000 square feet.
28. All research and development
29. All self-storage
30. Off street parking
31. Tattoo Parlor
32. Reception/Banquet Hall

C. Accessory Uses

1. Gardens for non-commercial purposes
2. Storage garages and parking lots for use solely by occupants and guests of the premises.
3. Tennis courts, swimming pools
4. Radio and television towers incidental to a permitted use
5. Incidental storage not to exceed 40 percent of the floor area
6. Home occupations
7. Sale of alcohol in conjunction with a full-service restaurant

D. Conditional Uses

1. Major utilities
2. Commercial parking lots and garages
3. All outdoor recreation
4. Sweet Shop
5. Cemeteries and/or Memorial Gardens

C. C-R Commercial Restricted

The C-R Restricted District is restrictive in nature and are intended to strictly govern the commercial, retail, and entertainment uses described herein, and to set forth special conditions which may bind the properties and uses thereof. The C-R district allows buildings up to two stories in height.

Allowed uses within C-R district may be specified by the City for each C-R rezoned property from the following:

A. Permitted Uses

1. Sale or rental of adult material
2. Adult entertainment
3. Bars and lounges
4. All restaurants including with the sale of alcohol

5. Reception/Banquet Hall

6.1.5 Industrial

A. I-L Light Industrial

The Light Industrial District represents industrial uses that engage in light manufacturing and processing activities that generally are not considered dangerous to nearby residential or commercial areas. No residential uses, aside from plant caretakers/watchman's quarters, are allowed in this District.

A. Allowed Uses

1. Automobile, truck and machinery repair shops
2. Railroad stations and service yards
3. Car sales
4. Gasoline filling stations
5. Dry Cleaning and laundry self-service and/or pick up stations
6. Manufacturing of articles to be sold exclusively on the premises
7. Off street parking facilities
8. Publishing, printing plants
9. Warehouse
10. Manufacturing of clothing, candy, ice cream, bedding material
11. Product distribution centers not related to on-site heavy industrial manufacturing
12. Lumber yards
13. Carpentry Shop
14. Animal Hospital
15. Pipe yard
16. Storage yards
17. Salvage yard (auto, scrap metal)
18. Canning and preservation of foods
19. Bottling plant
20. Transportation and truck terminals
21. Sheet metal, welding, machine shop
22. Vegetable packing plant
23. Manufacture and storage of concrete and brick products, furniture, and wood products, light metal frames, and electronic parts
24. Blacksmith shop
25. Storage (only) of petroleum and similar products
26. Junk yard and auto wrecking provided that all of these uses when located outside the confines on an enclosed and secure building shall be screened from public view by wall and/or fences or other screening of not less than 6 feet in height in a manner that will shield said item from public view.
27. Other light manufacturing and processing approved by the Planning and Zoning Commission
28. Caretaker's Quarters
29. All vehicle, sales, services, and rentals
30. Reception/Banquet Hall

A. Accessory Uses

1. Accessory structures shall be clearly incidental and subordinate to a permitted principal structure.
2. Accessory structures shall be located on the same lot as the principal structure, or on a contiguous lot

in the same ownership.

3. No accessory structure may extend forward of the front building facade of the primary structure.
4. Accessory structures shall be separated from all principal structures by a minimum of 10 feet.

B. I-H Heavy Industrial

The Heavy Industrial represents industrial uses that engage in manufacturing or processing activities that are generally considered nuisance generating and/or potentially dangerous to residential or commercial areas. Therefore, residential and most commercial uses are prohibited in this District.

A. Allowed Uses

1. Automobile, truck and machinery repair shops
2. Railroad stations and service yards
3. Car sales
4. Gasoline filling stations
5. Dry Cleaning and laundry self-service and/or pick up stations
6. Manufacturing of articles to be sold exclusively on the premises
7. Off street parking facilities
8. Publishing, printing plants
9. Warehouse
10. Manufacturing of clothing, candy, ice cream, bedding material
11. Product distribution centers not related to on-site heavy industrial manufacturing
12. Lumber yards
13. Carpentry Shop
14. Animal Hospital
15. Pipe yard
16. Storage yards
17. Salvage yard (auto, scrap metal)
18. Canning and preservation of foods
19. Bottling plant
20. Transportation and truck terminals
21. Sheet metal, welding, machine shop
22. Vegetable packing plant
23. Manufacture and storage of concrete and brick products, furniture, and wood products, light metal frames, and electronic parts
24. Blacksmith shop
25. Storage of petroleum and similar products
26. Junk yard and auto wrecking provided that all of these uses when located outside the confines on an enclosed and secure building shall be screened from public view by wall and/or fences or other screening of not less than 6 feet in height in a manner that will shield said item from public view.
27. Other light manufacturing and processing approved by the Planning and Zoning Commission
28. Caretaker's Quarters
29. Truck sales, service, and rentals
30. Manufacturing of chemical products
31. Smelters
32. Processing of metal (steel, aluminum) products and by-products, along with other processing systems that may involve the continued use and storage of chemicals, cleaners, and by-products.
33. Petroleum processing and animal slaughterhouses
34. Other heavy industrial uses as approved by the Planning and Zoning Commission
35. Paper and products mill

B. Accessory Uses

1. Accessory structures shall be clearly incidental and subordinate to a permitted principal structure.

2. Accessory structures shall be located on the same lot as the principal structure, or on a contiguous lot in the same ownership.
3. No accessory structure may extend forward of the front building facade of the primary structure.
4. Accessory structures shall be separated from all principal structures by a minimum of 10 feet.

6.1.6 Planned Development (PD)

A planned development district (PD) is established by rezoning of property from other zoning to PD. PD zoning is intended to allow flexible planning and design of land uses, circulation, and open spaces in larger tracts of land. The governing body may approve a planned development subject to the following standards and per the Planning Commission's requirements. No planned development may exceed a gross density of 15 dwelling units per acre. Required street cross-sections shall be established as part of the approved concept plan.

6.2 Allowed Use Table	Single Family Residential					Multi-Family Residential		Mixed Use			Commercial			Industrial	
	RS-11	RS-8	RS-5	RS-3	RS-11.A	RM-2	RM-3	MX-CBD	MX-N	MX-C	C-N	C-H	C-R	I-L	I-H
Residential Use Categories															
Single Family Detached House	■	■	■	■	■	■	■		■	■	■	■			
Attached House					■	■	■		■	■	■	■			
Row House							■		■	■	■	■			
Multifamily Dwelling							■	■	■	■	■	■			
Upper-story Residential								■	■	■	■	■			
Attached accessory apartment (no more than one per lot)	■	■	■	■	■	■									
Manufactured Home and/or Park					■										
Camps															
Group Living							■	□	□	□	□	□			
Nursing Home							■		■	■	■	■			
Social Services							■	■	■	■	■	■			
Public Use Categories															
Civic Uses	■	■	■	■	■	■	■	■	■	■	■	■			
Cemeteries/Memorial Gardens	□	□	□	□	□	□	□	□	□	□	□	□			
Parks and Open Space	■	■	■	■	■	■	■	■	■	■	■	■			
Minor Utilities	□	□	□	□	□	□	□	□	□	□	□	□			
Major Utilities															
Commerce Use Categories															
Commercial Parking								■	■	■	■	■		■	■
Day Care		□	□	□	■	■	■		■	■	■	■			
Country Club	■	■					■	■		■	■	■			
Indoor Recreation except as listed below:							■		■	■	■	■			
Adult Material													■		
Adult Entertainment													■		
Sexually oriented business													■		
Hospital							■			■	■	■			
Health Clinic except as listed below:							■		■	■	■	■			
Mental Health Clinic										■	■	■			
Office								■	■	■	■	■			
Reception/Banquet Hall								■	■	■	■	■	■	■	

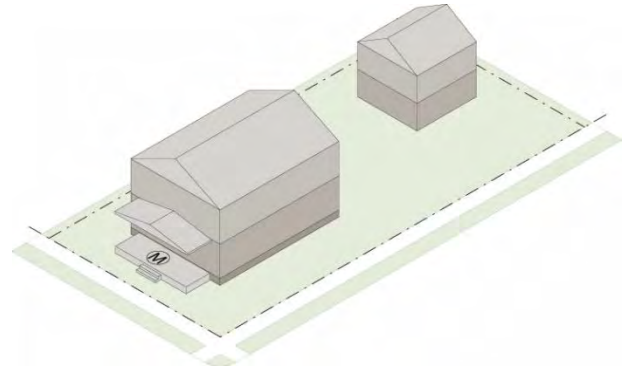
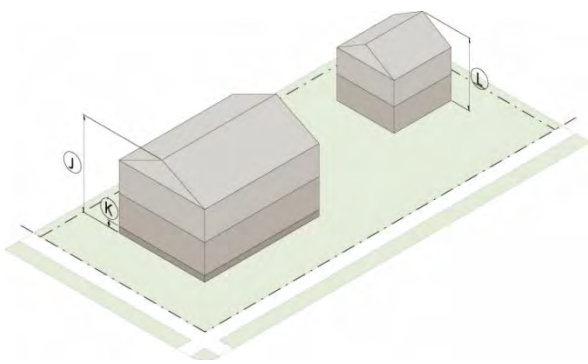
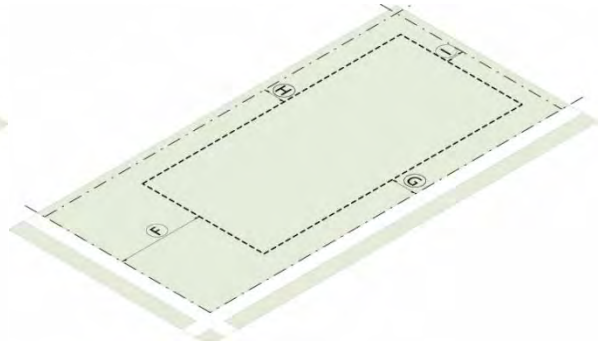
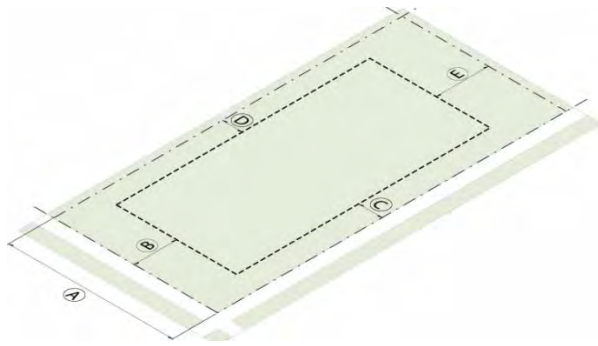
6.2 Allowed Use Table	Single Family Residential					Multi-Family Residential		Mixed Use			Commercial			Industrial	
	RS-11	RS-8	RS-5	RS-3	RS-11.A	RM-2	RM-3	MX-CBD	MX-N	MX-C	C-N	C-H	C-R	I-L	I-H
Commerce Use Categories (Cont.)															
Outdoor recreation, except as listed below:	■	■				■	□								
Golf Courses	■	■				■									
Miniature golf course															
Driving range															
Campground, travel trailer park, RV park															
Horse stable, riding academy															
Hunting and Fishing preserve															
Retreat Center															
Overnight Lodging except as listed below:							■	■			■	■			
Bed & Breakfast						■									
Personal services except as listed below:								■	■	■	■	■			
Animal Care										■	■	■		■	■
Body piercing & tattoo services												■			
Restaurant except as listed below:								■	■	■	■	■	□		
Full-Service restaurant w/alcohol								■		■	■	■	■		
Automobile oriented restaurant											■	■			
Bars / Lounges													□		
Retail Sales except as listed below:					■			■		■	■	■			
Art studio/gallery							■	■	■	■	■	■			
Convenience store with gas										■	■	■		■	■
Convenience store without gas								■	■		■	■			
Dry Cleaning							■	■	■	■	■	■		■	■
Laundromat						■	■	■	■	■	■	■		■	■
Car wash facility							■			■	■	■			
Vehicle Sales/Rentals								■		■	■	■		■	■
Manufactured Home/Motor Home Sales												■		■	■
Water-oriented sales and service								■				■		■	

6.2 Allowed Use Table	Single Family Residential					Multi-Family Residential		Mixed Use			Commercial			Industrial	
	RS-11	RS-8	RS-5	RS-3	RS-11.A	RM-2	RM-3	MX-CBD	MX-N	MX-C	C-N	C-H	C-R	I-L	I-H
Commerce Use Categories (Cont.)															
Plant Nursery					■		■								
Communication/Satellite Towers											□	□		□	□
Industrial Use Categories															
Heavy industrial															■
Light industrial								■			■	■		■	■
Self-service storage														■	■
Vehicle service								■			■	■		■	■
Warehouse & distribution											■				■
Waste-related services except as listed below:															■
Landfill															■
Recycling facility															■
Wholesale trade except as listed below:								■			■	■		■	■
storage above ground of petroleum or other flammable liquids in excess of 100,000 gallons															■
Open Use Categories															
Agriculture					■										
Gardens, growing of crops (non-commercial)	■	■	■	■		■	■		■	■	■	■			
Agricultural airstrip															
Resource extraction					■										
■ ALLOWED BY RIGHT						□ ALLOWED BY CONDITIONAL USE									

6.3 Building Types

6.3.1 Single-Family Residential Building Types

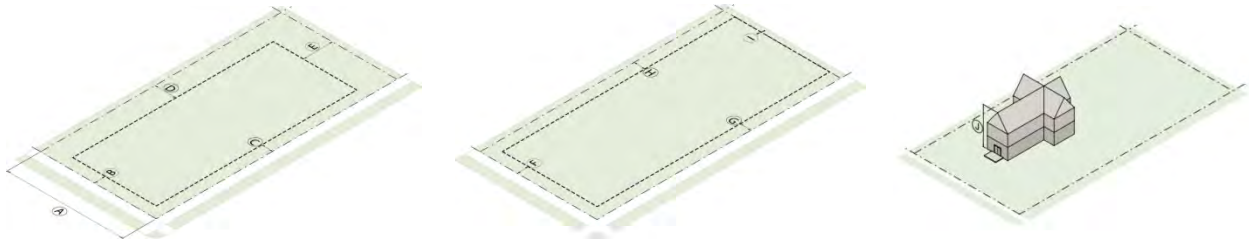
A. Single-Family House



	RS-11 RS-11.A	RS-8	RS-5	RS-3
Project				
Area (min acres)	n/a	n/a	n/a	n/a
Common Open Space (min)	n/a	n/a	n/a	n/a
Gross Density (max units/acre)	3.75	5.5	6.5	14.5
Lot				
Area (min square feet)	11,250	8,000	5,000	3,000
Building Coverage (max)	40%	45%	50%	65%
A Width (min)	75'	65'	50'	40'
Principal Structure Setbacks				
B Front (min)	25'	25'	25'	10'
C Side, street (min)	15'	15'	10'	8'
D Side, interior (min)	10'	10'	5'	5'
E Rear (min)	15'	15'	10'	10'
Accessory Structure Setbacks				
F Behind front façade of principal structure (min)	10'	10'	10'	10'
G Side, street (min)	15'	15'	10'	8'
H Side, interior (min)	10'	10'	5'	5'
I Rear, common lot line (min)	10'	10'	10'	5'
Principal Structure Height				
J Stories (max)	2	2	2	2
J Feet (max)	35'	35'	35'	35'
K Ground story elevation (min)	12"	12"	12"	12"
Bulk Plane				
Bulk Plane abutting RS-district (1:1 above 40')	n/a	n/a	n/a	n/a
Accessory Structure Height				
L Stories (max)	2	2	2	2
L Feet (max)	30'	30'	30'	30'
Building Entrance				
M Street facing entrance required	yes	yes	yes	yes
Building Elements Allowed				
Gallery				
Awning	■	■	■	■
Double gallery				
Porch, stoop	■	■	■	■
Balcony	■	■	■	■

- Ground Story Elevation is above Base Flood Elevation

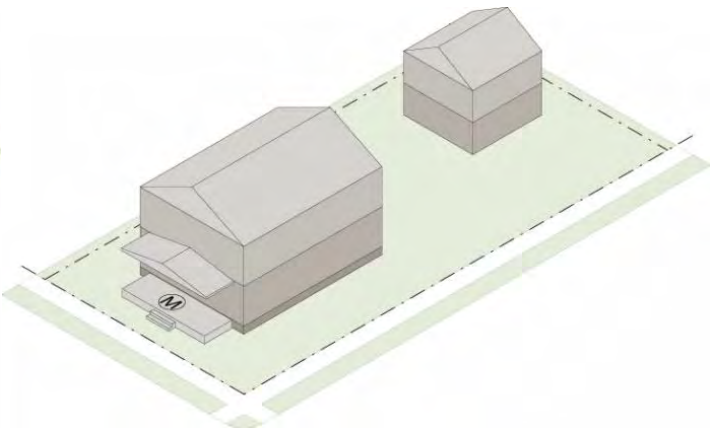
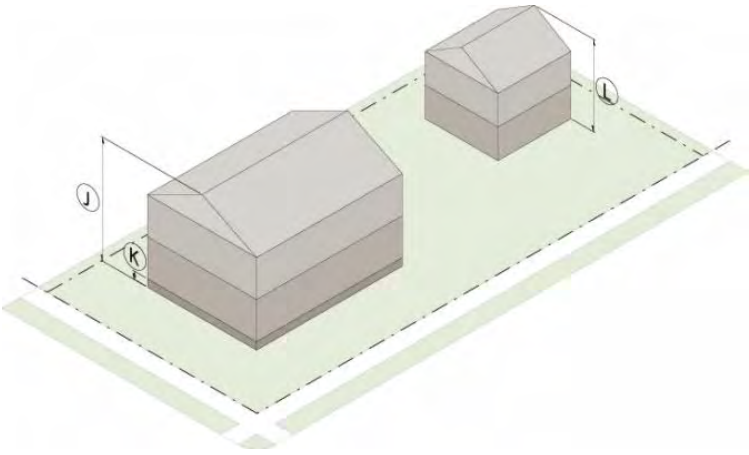
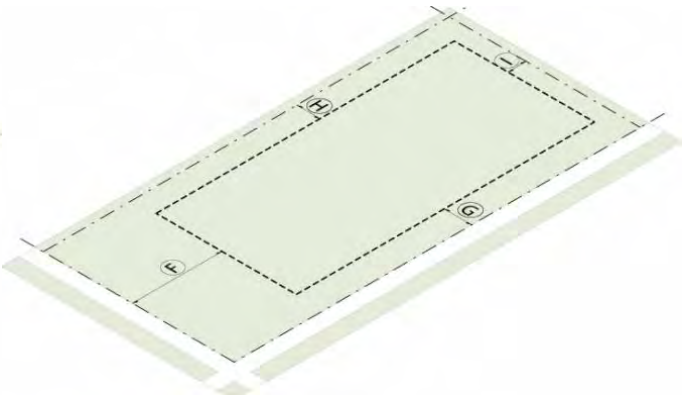
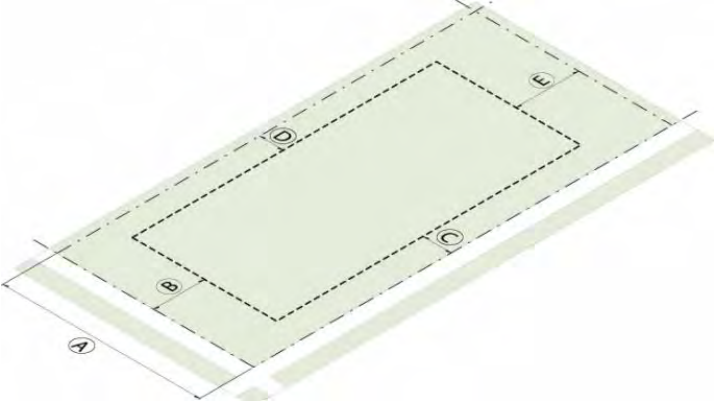
B. Civic – A building type containing community uses that serve the surrounding community. Civic buildings are usually sited adjoining or surrounded by civic spaces or they provide a visual landmark by being placed at the axial termination of a street.



	RS-11 RS-11.A	RS-8	RS-5	RS-3
Lot				
Area (min square feet)	7,500	7,500	6,000	6,000
Building Coverage (max)	50%	50%	60%	60%
A Width (min)	75'	75'	45'	45'
Principal Structure Setbacks				
B Front (min)	25'	25'	15'	15'
C Side, street (min)	25'	25'	15'	15'
D Side, interior (min)	25'	25'	10'	10'
E Rear (min)	15'	15'	15'	15'
Parking Setbacks				
F Front (min)	25'	10'	15'	15'
G Side, street (min)	25'	15'	15'	15'
H Side, interior (min)	25'	10'	10'	10'
I Rear (min)	10'	10'	15'	15'
Height				
J Stories (max)	3	3	3	3
J Feet (max)	35'	35'	35'	35'
K Ground story elevation (min)	12"	12"	12"	12"
Bulk Plane				
Bulk Plane abutting RS-district (1:1 above 40')	yes	yes	yes	yes
Building Elements Allowed				
Gallery				
Awning	■	■	■	■
Double gallery	■	■	■	■
Porch, stoop				□
Balcony	■	■	■	■

6.3.2 Residential Multi-Family Building Types

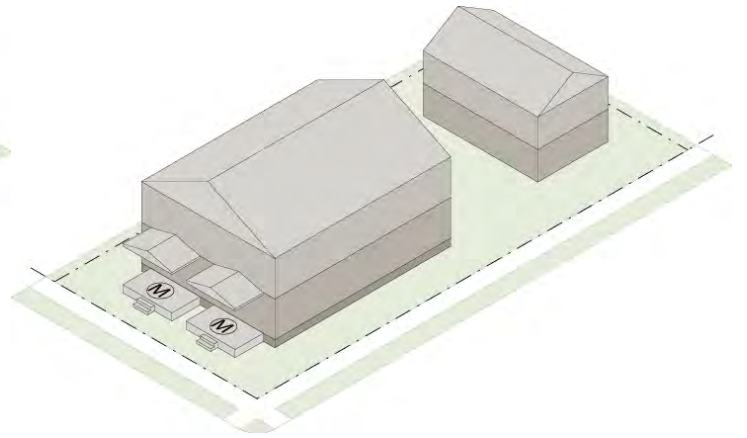
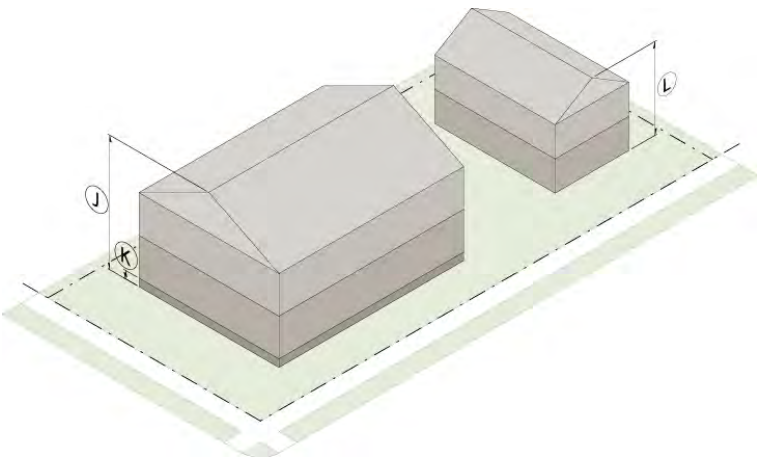
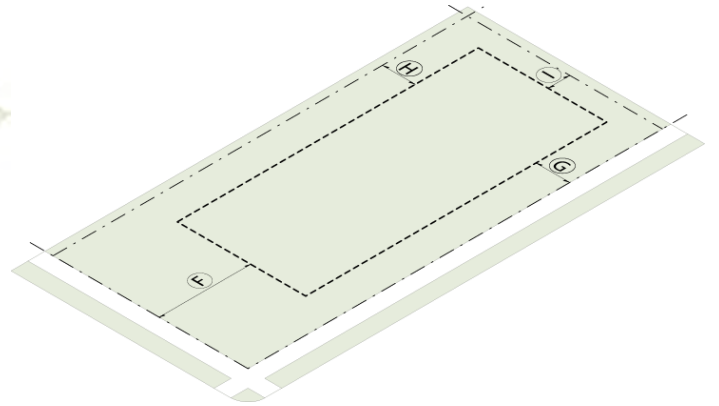
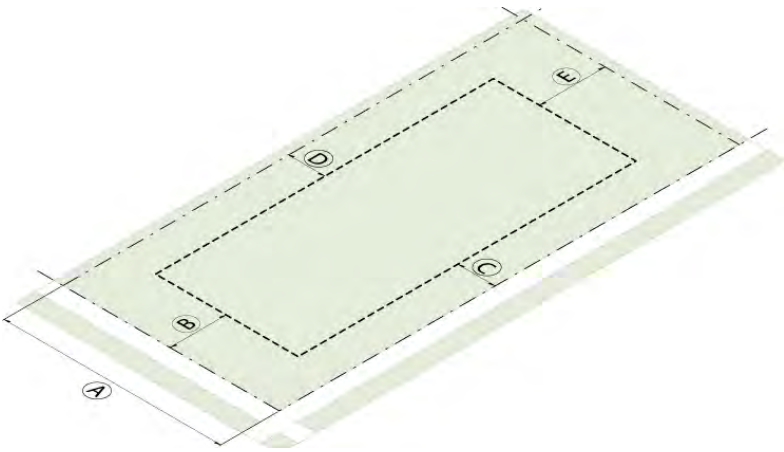
A. Single Family House



	RM-2	RM-3
Project		
Area (min acres)	n/a	n/a
Common Open Space (min)	n/a	n/a
Gross Density (max units/acre)	7.25	7.25
Lot		
Area (min square feet)	5,000	5,000
Building Coverage (max)	45%	45%
A Width (min)	45'	45'
Principal Structure Setbacks		
B Front (min)	20'	20'
C Side, street (min)	10'	10'
D Side, interior (min)	5'	5'
E Rear (min)	20'	20'
Accessory Structure Setbacks		
F Behind front façade of principal structure (min)	10'	10'
G Side, street (min)	10'	10'
H Side, interior (min)	5'	5'
I Rear, common lot line (min)	10'	10'
Principal Structure Height		
J Stories (max)	2	3
J Feet (max)	35'	45'
K Ground story elevation (min)	12"	12"
Bulk Plane		
Bulk Plane abutting RS-district (1:1 above 40')	yes	yes
Accessory Structure Height		
L Stories (max)	2	2
L Feet (max)	30'	30'
Building Entrance		
M Street facing entrance required	yes	yes
Building Elements Allowed		
Gallery		
Awning	■	■
Double gallery		
Porch, stoop	■	■
Balcony	■	■

- Ground Story Elevation is above Base Flood Elevation

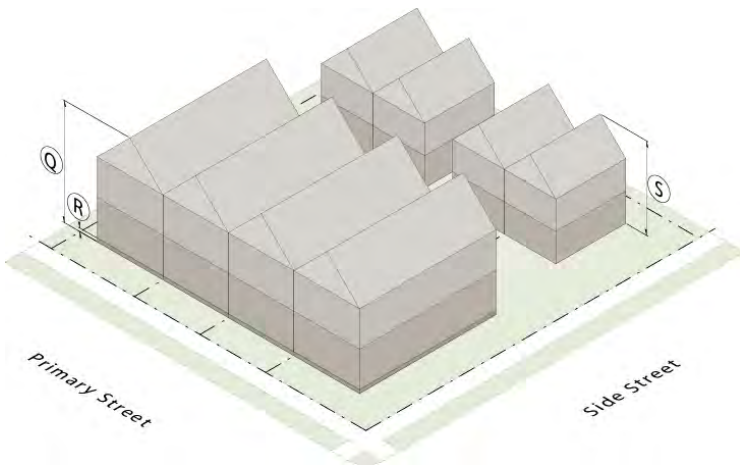
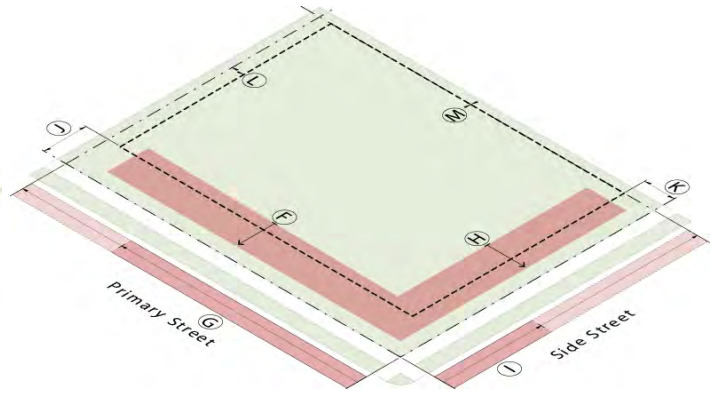
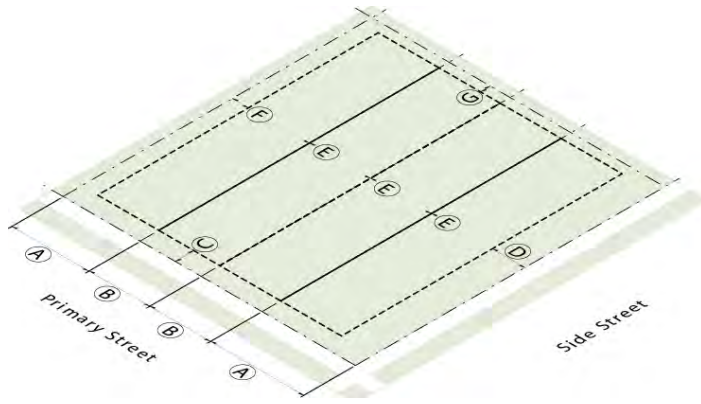
B. Attached House



	RM-2	RM-3
Project		
Area (min acres)	n/a	n/a
Common Open Space (min)	n/a	n/a
Gross Density (max units/acre)	7.25	15
Lot		
Area (min square feet)	10,000	8,000
Building Coverage (max)	55%	55%
A Width (min)	55'	45'
Principal Structure Setbacks		
B Front (min)	25'	20'
C Side, street (min)	10'	10'
D Side, interior (min)	5'	5'
E Rear (min)	25'	20'
Accessory Structure Setbacks		
F Behind front façade of principal structure (min)	10'	10'
G Side, street (min)	10'	10'
H Side, interior (min)	5'	3'
I Rear, common lot line (min)	10'	5'
Principal Structure Height		
J Stories (max)	2	3
J Feet (max)	35'	45'
K Ground story elevation (min)	12"	12"
Bulk Plane		
Bulk Plane abutting RS-district (1:1 above 40')	yes	yes
Accessory Structure Height		
L Stories (max)	2	2
L Feet (max)	30'	30'
Building Entrance		
M Street facing entrance required	yes	yes
Building Elements Allowed		
Gallery	■	■
Awning	■	■
Double gallery		
Porch, stoop	■	■
Balcony	■	■

- **Ground Story Elevation is above Base Flood Elevation**

C. Row House



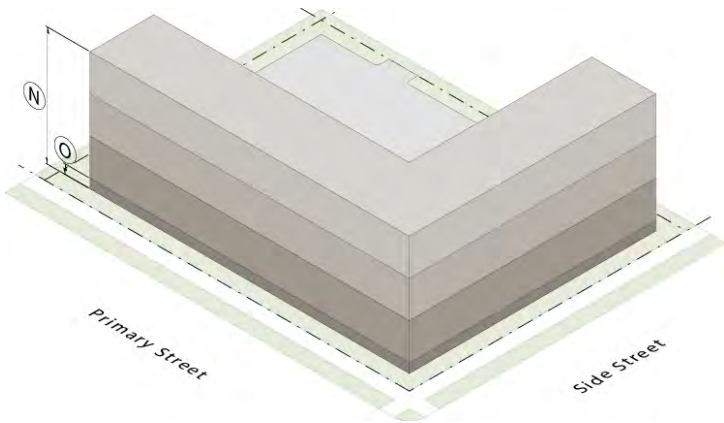
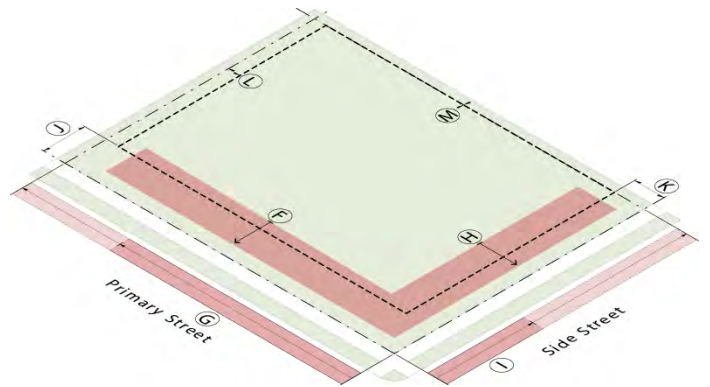
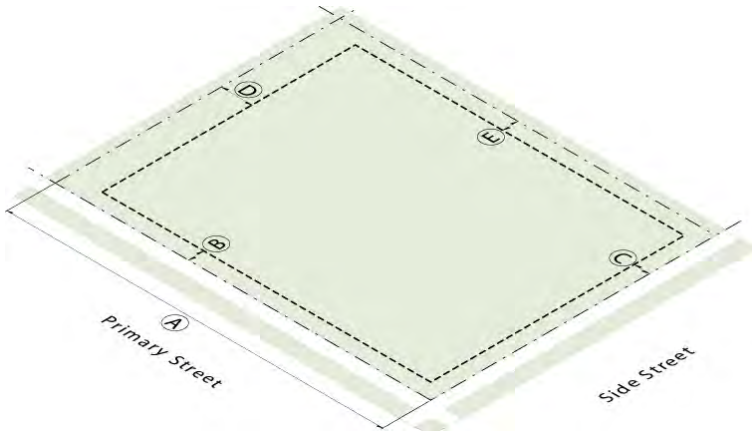
		RM-3
Project		
	Area (min acres)	n/a
	Common Open Space (min)	n/a
	Gross Density (max units/acre)	15
Lot		
	Area (min square feet)	1,800
	Building Coverage (max)	70%
A	Width, end lot (min)	40'
B	Width, interior lot (min)	40'
Structure Setbacks		
C	Primary street (min)	5'
D	Side street (min)	10'
E	Side interior, interior lot (min)	0'
F	Side interior, end lot (min)	0' or 10'
G	Rear, common lot line (min)	20'

		RM-3
Build-to Area		
H	Primary street build-to area (min/max)	5'/15'
I	Building façade in primary street build-to area (min % of lot width)	65%
J	Building Façade in primary street build-to area, interior lot (min% of lot width)	100%
K	Side street build-to area (min/max)	10'/20'
L	Building façade in side street build-to area (min% of lot depth)	30%
Parking Setbacks		
M	Primary street setback (min)	30'
N	Side street setback (min)	10'
O	Setback abutting RS- district (min)	5'
O	Setback abutting any other district (min)	0' or 5'

		RM-3
Principal Structure Height		
Q	Stories (max)	3
Q	Feet (max)	45'
R	Ground story elevation (min)	12"
Bulk Plane		
	Bulk Plane abutting RS-district (1:1 above 40')	yes
Accessory Structure Height		
S	Stories (max)	2
S	Feet (max)	30'
Building Entrance		
T	Street facing entrance required	yes
Building Mass		
U	Attached building length (max)	200'
Building Elements Allowed		
	Gallery	
	Awning	■
	Double gallery	
	Porch, stoop	■
	Balcony	■

- **Ground Story Elevation is above Base Flood Elevation**

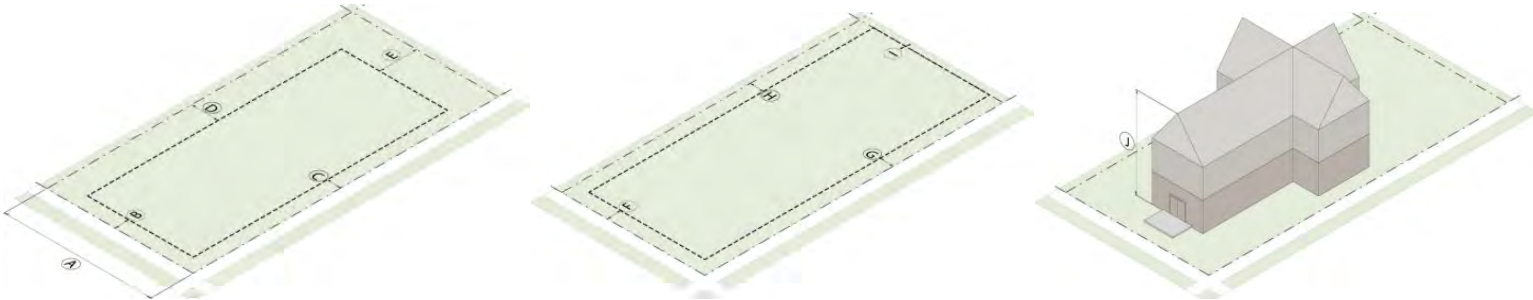
D. Apartment



RM-3		RM-3	
Project		Parking Setbacks	
Gross Density (max units/acre)	15	J Primary street setback (min)	25'
Lot		K Side street setback (min)	10'
Area (min square feet)	22,500	L Setback abutting RS- district (min)	15'
Building Coverage (max)	60%	L Setback abutting any other district (min)	0' or 10'
A Width (min)	125'	M Setback abutting alley (min)	0'
Structure Setbacks		Height	
B Primary Street (min)	15'	N Stories (max)	3
C Side Street (min)	5'	N Feet (max)	45'
D Setback abutting RS- district (min)	15'	O Ground story elevation (min)	12"
D Setback abutting any other district (min)	0' or 10'	Bulk Plane	
E Setback abutting alley	20'	Bulk Plane abutting RS- district (1:1 above 40')	yes
Build-to Area		Transparency	
F Primary street build-to area (min/max)	15'/35'	P Ground story (min)	40%
G Building façade in primary street build-to area (min % of lot width)	65%	Q Upper story (min)	30%
H Side street build-to area (min/max)	15'/35'	R Blank wall area (max)	30'
I Building façade in side street build-to area (min% of lot depth)	30%	Building Entrance	
		S Street facing entrance required	yes
		T Entrance spacing (max)	100'
		Building Mass	
		U Building length (max)	150'
		Building Elements Allowed	
		Gallery	
		Awning	■
		Double gallery	■
		Porch stoop	■

- Ground Story Elevation is above Base Flood Elevation

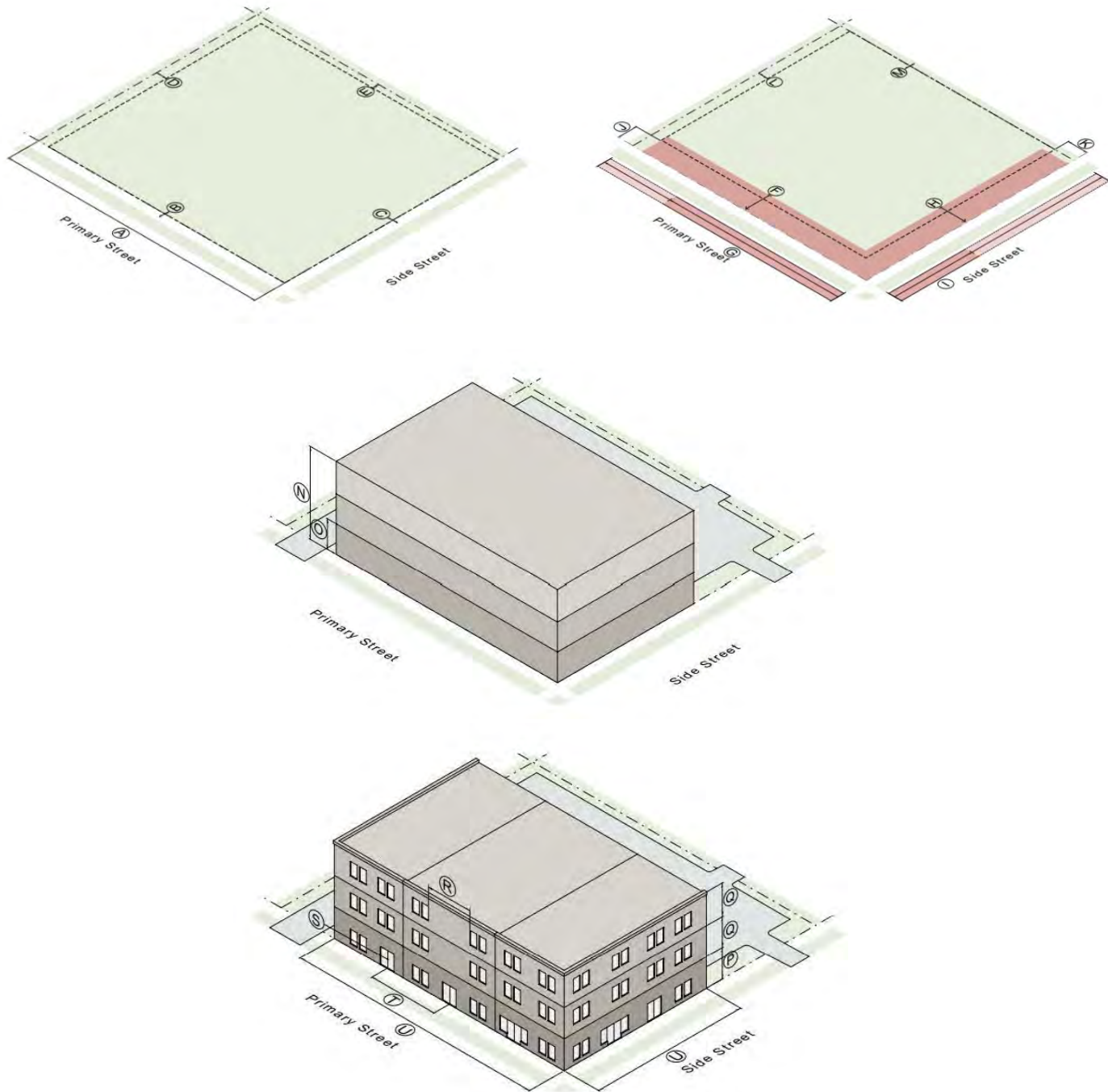
E. Civic



All Districts	
Lot	
Area (min square feet)	22,500
Building Coverage (max)	30&%
A Width (min)	150'
Principal Structure Setbacks	
B Front (min)	50'
C Side, street (min)	50'
D Side, interior (min)	30'
E Rear (min)	50'
Parking Setbacks	
F Front (min)	50'
G Side, street (min)	50'
H Side, interior (min)	30'
I Rear (min)	20'
Height	
J Stories (max)	3
J Feet (max)	50'
Bulk Plane	
Bulk Plane abutting RS-district (1:1 above 40')	yes
Building Elements Allowed	
Gallery, awning	■
Double gallery	■
Porch, stoop	■
Balcony	■

6.3.3 Mixed Use Building Types

A. Mixed Use Building

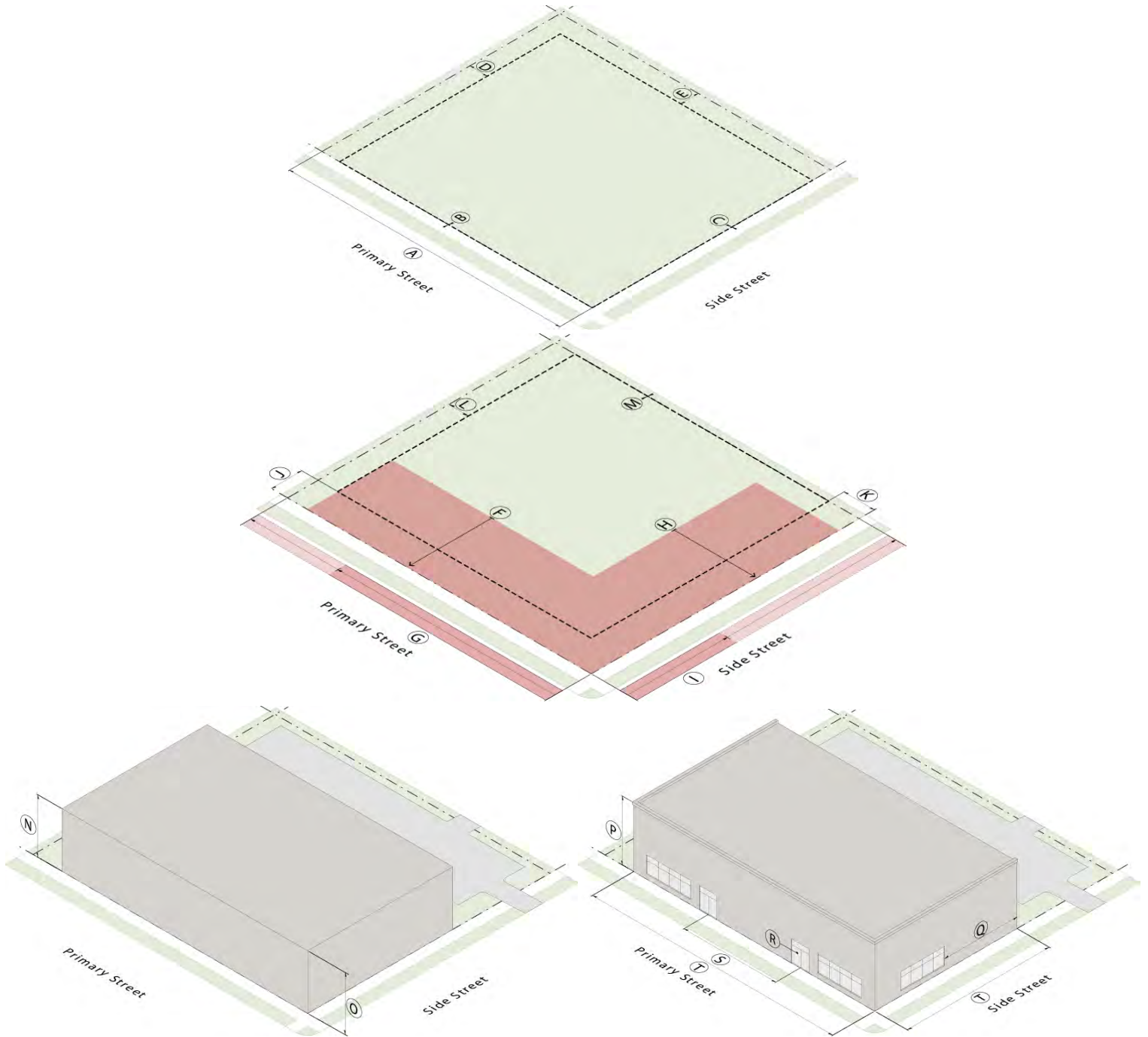


Mixed Use		MX-CBD	MX-C	MX-N
Lot				
	Area (min square feet)	6,500	3,500	7,500
	Building footprint (max)	70%	80%	65%
A	Width (min)	65'	35'	75'
Principal Structure Setbacks				
B	Primary street (min)	0'	0'	0
C	Site street (min)	0'	0'	0
D	Setback abutting RS districts (min)	15'	15'	15'
D	Setback abutting any other districts (min)	0'	0'	0'
E	Setback abutting alley (min)	5'	5'	5'
Build-to Area				
F	Primary street build-to line (min/max)	0'/15'	0'/5'	0'/15'
G	Building façade on primary street build-to area (min % of lot width)	65%	85%	65%
H	Side street build-to line (min/max)	0'/15'	0'/5'	0'/15'
I	Building façade on side street build-to area (min % of lot depth)	30%	40%	30%
Parking Setbacks				
J	Primary street setback (min)	10'	10'	15'
K	Side street setback (min)	10'	15'	15'
L	Setback abutting RS district (min)	10'	10'	10'
L	Setback abutting any other district (min)	0'	0'	0'
M	Setback abutting alley (min)	0'	0'	0'
Height				
N	Stories (max)	3	3	3
N	Feet (max)	45'	45'	45'
O	Ground story height (min)	12'	12'	12'
Transparency				
P	Ground story (min)	55%	65%	45%
Q	Upper story (min)	20%	30%	20%
R	Blank wall area (max)	30'	30'	35'
Building entrance				
S	Street facing entrance required	yes	yes	yes
T	Entrance spacing (max)	100'	100'	100'
Building Mass				
U	Building length (max)	200'	200'	200'
Building Elements Allowed				
	Gallery, awning	yes	yes	yes
	Double gallery	yes	yes	yes
	Porch, stoop			
	Balcony	yes	yes	yes

- Ground Story Elevation is above Base Flood Elevation

6.3.4 Commercial Building Types

A. Single Story Shop front

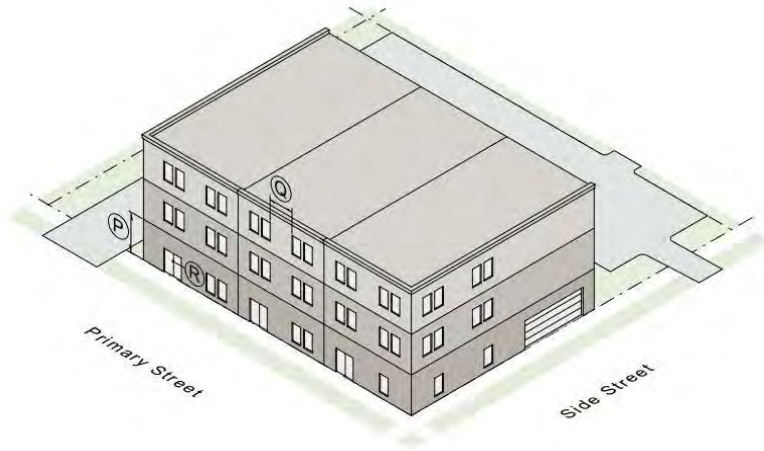
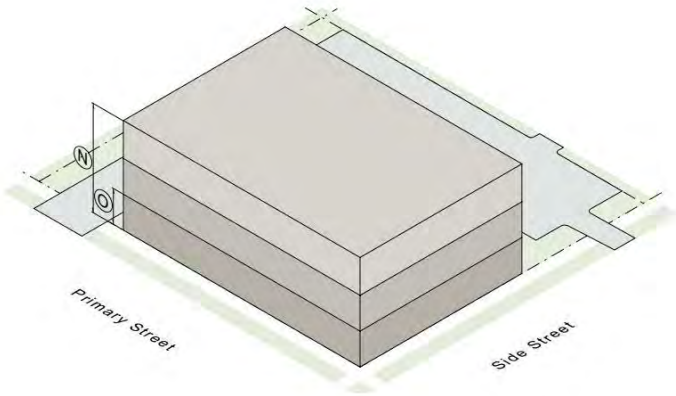
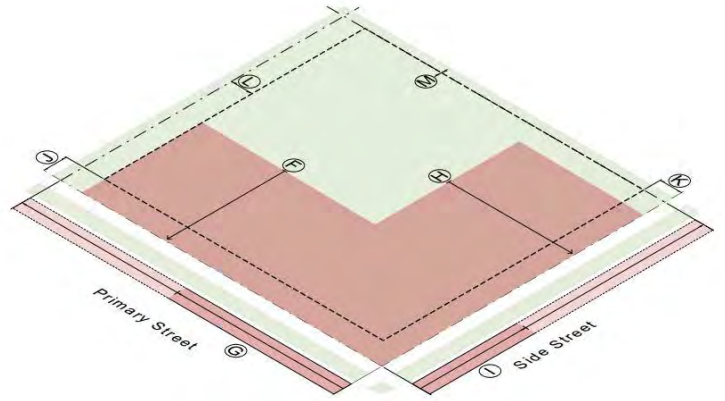
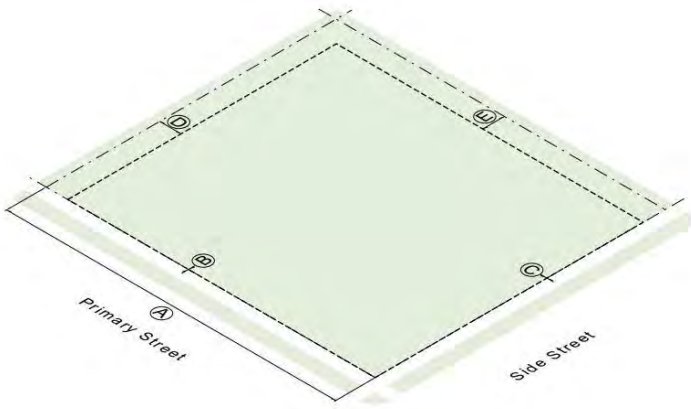


Mixed Use		C-H	C-N	C-R
Lot				
	Area (min square feet)	6,500	3,500	7,500
	Building footprint (max)	70%	80%	65%
A	Width (min)	65'	65'	75'
Principal Structure Setbacks				
B	Primary street (min)	0'	0'	0
C	Site street (min)	0'	0'	0
D	Setback abutting RS districts (min)	15'	15'	15'
D	Setback abutting any other districts (min)	0'	0'	0'
E	Setback abutting alley (min)	5'	5'	5'
Build-to Area				
F	Primary street build-to line (min/max)	0'/15'	0'/5'	0'/15'
G	Building façade on primary street build-to area (min % of lot width)	65%	85%	65%
H	Side street build-to line (min/max)	0'/15'	0'/5'	0'/15'
I	Building façade on side street build-to area (min % of lot depth)	30%	40%	30%
Parking Setbacks				
J	Primary street setback (min)	10'	10'	15'
K	Side street setback (min)	10'	15'	15'
L	Setback abutting RS district (min)	10'	10'	10'
L	Setback abutting any other district (min)	0'	0'	0'
M	Setback abutting alley (min)	0'	0'	0'
Height				
N	Stories (max)	5	3	3
N	Feet (max)	60'	45'	45'
O	Ground story height (min)	0'	0'	0'
Transparency				
P	Ground story (min)	55%	65%	45%
Q	Upper story (min)	20%	30%	20%
R	Blank wall area (max)	30'	30'	35'
Building entrance				
S	Street facing entrance required	yes	yes	yes
T	Entrance spacing (max)	100'	100'	100'
Building Mass				
U	Building length (max)	200'	200'	200'
Building Elements Allowed				
	Gallery, awning	yes	yes	yes
	Double gallery	yes	yes	yes
	Porch, stoop			
	Balcony	yes	yes	yes

- Ground Story Elevation is above Base Flood Elevation

6.3.5 Industrial Building Types

A. Industrial



Industrial		I-L/I-H
Lot		
	Area (min square feet)	22,500
	Building footprint (max)	65%
A	Width (min)	125'
Principal Structure Setbacks		
B	Primary street (min)	0'
C	Site street (min)	0'
D	Setback abutting RS districts (min)	35'
D	Setback abutting any other districts (min)	0'
E	Setback abutting alley (min)	5'
Build-to Area		
F	Primary street build-to line (min/max)	0'/80'
G	Building façade on primary street build-to area (min % of lot width)	50%
H	Side street build-to line (min/max)	0'/80'
I	Building façade on side street build-to area (min % of lot depth)	30%
Parking Setbacks		
J	Primary street setback (min)	10'
K	Side street setback (min)	10'
L	Setback abutting RS district (min)	30'
M	Setback abutting any other district (min)	0'
N	Setback abutting alley (min)	0'
Height		
O	Stories (max)	1
P	Ground story height (min)	15'
Transparency		
Q	Ground story (min)	35%
R	Blank wall area (max)	50%
Building entrance		
S	Street facing entrance required	yes
T	Entrance Spacing (max)	n/a
Building Elements Allowed		
	Gallery, awning	yes
	Double gallery	
	Porch, stoop	
	Balcony	

Article 7. Special Districts

7.1 General

7.1.1 General Provisions

7.2 Special Districts

7.2.1 S-1 Southeastern Louisiana University District

7.2.2 S-2 Hammond Airport District

7.2.3 I – Institutional District

7.2.4 RP-Residential Preservation District

7.2.5 SC-School/Church District

7.2.6 S-3 North Oaks Hospital District

Article 7. Special Districts

7.1 General

7.1.1 General Provisions

- A. A **Special District** shall be any particular district created by special act or ordinance by the City of Hammond for the purposes of creating, developing, or administering particular activities or regulations peculiar to that special district. To be considered a special district for the purposes of this Ordinance, the Special District created must have its own set of Zoning regulations, and building setback regulations, which complement those in this unified development code. The proposed sale of property included in a special district for uses other than those agreed upon by the City and the Special District Administrator, shall result in that property having to be rezoned by the City through its normal re-zoning procedure. Typical examples of such districts are Airport districts, historic districts, and Southeastern Louisiana University district.
- B. [Airport Ordinances 820 and 1070](#) are adopted as part of this Unified Development Code by reference. Enforcement of these two ordinances shall be as specified in [Chapter 2.4](#) of the Unified Development Code.
- C. **Special Residential Preservation Zoning District (SRPZD)**. An application to create a Special Residential Preservation District shall be made to the Zoning Commission by 100 percent of the property owners in the proposed district. The properties therein must be contiguous and all be then zoned and used for residential uses. Each property owner in the proposed district must agree in writing to the creation of said district. Creation of the district must be approved by a majority vote of the Zoning Commission, and must be submitted to the City Council for final approval. Once created, the Special Residential Preservation Zoning District shall prohibit any uses other than residential uses and permissible accessory uses. Any application to rezone property, or to seek an expanded conditional use must contain a petition signed by at least 66 percent of property owners who must also represent at least 66 percent of the square footage of property within the district. The rezoning of property within the SRPZD must be approved by a majority vote of the Zoning Commission, and a majority vote of the City Council.

7.2 Special Districts

7.2.1 S-1 Southeastern Louisiana University District

- A. The S-1 District in Hammond is the Southeastern Louisiana University District that comprises that SLU property north of University Ave. and between Tornado Drive, and the original SLU campus area bounded on the north by University Drive, on the south by W. Dakota Street, on the east by North Oak Street, and on the west by N. General Pershing. The SLU S-1 District also includes their property north and west of the Hammond Airport within the corporate limits.

- B. Within the S-1 District, permitted uses will be in accordance with SLU's Master Plan or Land Use Plan. The City will not require re-zonings within the S-1 area if such proposed uses are part of the intended use of that special district (such as educational, airport, etc.). In addition, the City will not have to inspect buildings nor review building plans that are part of the State's improvements within that district. However, SLU will be required to submit City Building Permits even though no City Building Construction fees are charged. This will allow the City to keep up with new construction within the corporate limits and provide for improved coordination between the University and the City of Hammond.

7.2.2 S-2 Hammond Airport District

The S-2 District in Hammond will include that property typically known as the Hammond Airport and covered by the adopted Airport Master Plan of Hammond. Within this District, building plans and building permit applications will be submitted and reviewed by the City of Hammond. The City Building Office will perform building and site inspections and will collect the appropriate building fees from private entities building within that district. Permitted uses will be those allowed in the Airport Special Zone in conformance with the Airport Master Plan. Special restrictions for this district are located in [Chapter 4](#) of the city code of ordinances.

7.2.3 I – Institutional District

- A. The purpose of this District is to provide a zoning category in which to locate and set guidelines for certain public and private institutional uses such as schools, cemeteries and municipal uses that may not be permissible in other residential or commercial zoning categories. All such uses in this district require site plan review and approval before final approval of building permits.
- B. Premises may be used for the following purposes:
- (1) Elementary and secondary schools with curriculums approved by the State Board of Elementary and Secondary Education and operated on a non-profit basis.
 - (2) Public colleges and universities
 - (3) Municipal, public offices
 - (4) Fire Stations
 - (5) Police Stations; prisons, jails
 - (6) Municipal recreation
 - (7) Building caretakers and on-site staff residences
 - (8) Cemeteries and mausoleums
 - (9) Municipal treatment plants and water storage facilities
 - (10) Orphanages
 - (11) Nursing Homes
- C. The following accessory uses to the primary use of the premises are permitted:
- (1) storage buildings and parking lots to be used by employees and guests to the permitted facility
 - (2) gardens for non-commercial purposes
 - (3) public voting precincts
 - (4) radio and communication antennas that are incidental to permitted uses and related to the permitted primary use on site
- D. Minimum yards shall be provided as follows:
Permitted institutional uses abutting upon residential lots or residential uses shall provide a minimum of 25 feet side or rear yard and a solid 6 foot buffer fence in conformance to City fencing guidelines. Other yard requirements for institutional uses not abutting upon residential zoning or lots shall be as follows:
Front yard and minimum building setback: 25 feet
Rear yard: 15 feet
Side yard (each side): 10 feet
- E. Minimum lot widths and lot areas shall be as follows:
The minimum lot size shall be 7,500 square feet with a minimum lot width of 75 feet.
Minimum lot sizes, lot widths and set backs are not required for sewerage lift stations.

7.2.4 RP-Residential Preservation District

A. Definition

The RP District is a single family dwelling residential district of a historic nature and character allowing for large lots and allowing certain noncommercial uses associated with single family residential areas.

B. Premises may be used for the following purposes:

Single family dwelling

Garden, growing of crops (noncommercial)

C. The following Accessory Uses are permitted:

Professional home occupations

Private garages

Single accessory attached apartment provided that the lot area per residence unit requirements set forth in section 'e' below are met.

Vegetable and flower gardens

Raising and keeping of domestic animals but not on a commercial basis or on a scale objectionable to neighboring property owners

Tennis court, swimming pools, garden houses, tool sheds, pergolas, barbecue ovens, and similar uses customarily accessory to residential uses.

Radio and television towers and antenna for amateur and noncommercial uses.

D. Minimum yards shall be provided as follows:

One front yard of 25 feet

One rear yard of 15 feet in length

Two side yards of eight (8) feet each in width. Provided that on corner lots there shall be a side street yard equal to at least one-half the required front yard.

E. Minimum lot width and lot areas shall be as follows:

Prior surveys, plats, or maps notwithstanding, property located within the defined area of this district shall not be further subdivided, and the size of each tract of land shall retain the dimension that exists on the date of adoption of this ordinance. However, multiple adjoining lots containing the same building may be subdivided to remove lot lines. Furthermore, a 'Lot 1 Double Frontage (or through)' lot as per the definitions, may be divided providing that there is a minimum of 75' feet frontage on each street, and sufficient area for 11,250 sq. ft. of lot area per living unit.

F. Height Restrictions:

- a. The maximum building height in R-P shall be four stories or 45', whichever is greater. When a structure exceeds two stories in this district and is adjacent to a residential use or residentially zoned district, the side or rear yard of the building adjacent to the residential use must equal in depth to at least one-half the height of the building being built next to that residential use.
- b. Whenever a building of more than two stories is being constructed adjacent to a conforming residential use or residentially zoned district, the side or rear yard of the building adjacent to the residential use must be equal to at least one-half the height of the building being built next to that residential use.

This yard requirement in this type of situation would prevail over the side and/or rear yard requirements of the applicable district in which the situation arises.

- c. Detached garages and other accessory buildings shall not exceed the height of primary structure on the lot.
- d. In R-P buildings designed for residential occupancy shall not exceed 2 ½ stories and shall not exceed thirty-five (35) feet.

G. Replacement of Existing Buildings

In the event any main building within the Residential Preservation District shall be destroyed or for any reason be condemned by the Building Inspector, any replacement main building thereafter erected shall occupy the identical footprint (measurement and square footage) as the previous building. If construction of said

building is completed within one (1) year of the destruction or demolition of the previous building, no variance shall be needed for any nonconforming condition which previously existed. Nothing herein shall prevent application for a variance to change the footprint and square footage of the replacement building.

H. Foundation Requirements

All new or replacement main buildings erected within the Residential Preservation District shall be constructed on raised twelve (12) inch footings. Accessory buildings may be erected on a concrete slab

I. Siding Requirements

Any new or replacement main building erected within the Residential Preservation District shall be sided with wooden or vinyl clapboard siding on every exterior wall.

J. Roofing Requirements

Roofing materials for any new or replacement building shall be composition, asphalt, slate, tile, or standing seam metal. Any roofing materials on existing buildings shall only be replaced with identical materials, unless all roofing materials are replaced with those permissible for new or replacement buildings.

K. Porch Requirements

Any new or replacement building erected within the Residential Preservation District shall contain an exterior, unenclosed covered porch. Each porch shall face one or more streets adjoining said lot, and shall contain no less than fifteen percent and no more than twenty-five percent of the square footage of the remaining main building.

L. Submission of plans for exterior changes to the Building Official.

Prior to the commencement of any exterior change to an existing building, the erection of any new building or the demolition of any existing building in the area defined as *Residential Preservation District*, application for a permit therefore shall be made to the Building Department of the City accompanied by the full plans and specifications thereof so far as they relate to the building materials of the exterior of such building, alteration or addition, or of any outbuildings, courtyard fence or other dependency thereto..

M. Removal of sheds and outbuildings.

There shall be no restrictions against the removal of sheds or outbuildings. These buildings must be removed or repaired when in dangerous conditions. Any changes to the exterior of any shed or outbuilding may be made only after the owner of the property obtaining a permit from the Building Official or his staff under the provisions of this ordinance.

N. Prohibition against demolition by neglect.

Any building within the boundaries of the *Residential Preservation District* shall be protected by the owner of said building against decay and deterioration and shall be maintained against structural defects. The owner of such property shall repair such building upon the finding by the Building Official that the building has one (1) or more of the following:

- (1) Deterioration to the extent that the building creates or permits a hazardous or unsafe condition as determined by the Building Official or a member of his staff.
- (2) Deterioration, as determined by the Building Official or a member of his staff, that the building is characterized by one (1) or more of the following:
 - (a) Those buildings which have parts thereof which are so attached that they may fall and injure persons or property;
 - (b) Deteriorated or inadequate foundations;
 - (c) Defective or deteriorated floor supports that split, lean, list or buckle due to defective material, workmanship or deterioration;
 - (d) Members of walls or other vertical supports that split, lean, list or buckle due to defective material, workmanship, or deterioration;
 - (e) Members of walls or other vertical supports that are insufficient to carry imposed loads with a reasonable factor of safety;
 - (f) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members which sag, split or buckle due to defective material, workmanship, or deterioration;
 - (g) Members of ceilings, roofs, ceiling and roof supports, or other horizontal members that are insufficient to carry imposed loads with safety.
 - (h) Fireplaces or chimneys which list, bulge or settle due to defective material, workmanship, or deterioration; or

- (i) Any fault, defect or condition in the building which renders same structurally unsafe or not properly watertight.
- (3) If the Building Official makes a preliminary determination that a building is being demolished by neglect, that official shall notify the owner of said building of this determination, stating the reasons therefore, and shall give the owner or owners of record thirty (30) days from the date of mailing of the notice or the posting thereof on the property, whichever comes later to commence work to correct the specific defects as determined by the Building Official. Said notice shall be given as follows:
 - (a) By certified mail, restricted delivery, mailed to the last known address of the owner or owners of record as listed on the city and/or parish property tax rolls; or
 - (b) If the above mailing procedure is not successful, notice shall be posted in a conspicuous, protected place on the building.
- (4) If the owner or owners fail to commence work within the time allotted as evidenced by a building permit, the Building Official shall notify the owner or owners of record in the manner provided above to appear at a public hearing before the City Council at a date, time and place to be specified in said notice, which shall be mailed or posted at least thirty (30) days before said hearing. For the purpose of insuring lawful notice, a hearing may be continued to a new date and time. The City Council shall receive evidence on the issue of whether the subject resource would be repaired and the owner or owners shall present evidence in rebuttal thereto. If after such hearing the City Council finds that the building is being demolished by neglect, the Council shall order repairs be made by the owner or owners of record with the provision that if repairs are not completed within 90 days of said order that the Building Official bring misdemeanor charges against the owner or owners of record or take other such actions as the council deems appropriate.
- (5) If the owner or owners of the building in question raise the defense that the repair of the property causes "Unreasonable economic hardship" Council shall require the submission of the same information as required under [Section 17.3-20, 3\(b\)](#) of the Code of Ordinances of the City of Hammond.

O. Building Code not superseded.

No part of this ordinance is intended or to be construed to supersede the provisions of [Section 9-2 ; Section 9-3.1; Section 9-3.2; or Section 9-3.3](#) of the Code of Ordinances of the City of Hammond as they pertain to the various building codes adopted for the government of construction in the City of Hammond.

P. Conflict

The provisions of this section shall govern and take precedence over other provisions of any other ordinances or codes of the city.

7.2.5 SC-School/Church District

- A. The purpose of this District is to provide a zoning category and associated regulations and activities in which to locate primary and secondary schools that may or may not be associated with church uses. This includes both private and public schools that meet the definitions defined herein. Churches that also operate schools must be located within this zoning category unless they are considered legally non-conforming and are not expanding their physical plant.
- B. This zone is intended to protect neighboring residential activities while also providing appropriate land use guidelines for schools and church schools. All such uses in this district require site plan review and approval before final approval of building permits. The review and approval of the site plan shall be done by the Planning and Zoning Commission. Individual churches not associated with on-site schools are not required to request this zoning classification and may continue in residential zoning classifications.
- C. Premises may be used for the following primary purposes:
 - (1) Elementary and secondary schools with curriculums approved by the State Board of Elementary and Secondary Education
 - (2) Churches and church related schools
 - (3) Pre-school and after-school care
 - (4) Lunchrooms, classrooms, offices, gymnasiums, playgrounds, and meeting rooms related to the on-site school or church function
- D. The following accessory uses to the primary use of the premises are permitted:

- (1) Storage buildings and parking lots to be used by employees, students, and guest of the permitted facility
- (2) Gardens for non-commercial purposes
- (3) Public voting precincts
- (4) Rectories, convents or parsonages associated with the primary use of the property as stated in item (2) above

E. Minimum yards shall be provided as follows:

Permitted uses adjacent (in whole or part) to residential zoning, lots, or residential uses shall provide a minimum of 25 feet front setback, 25 foot side setback and/or a 25 foot rear setback from the property line along with steel post and beam fencing with steel picket fill-in. Other yard requirements for SC uses not adjacent to residential zoning, lots, or uses shall be as follows:

Front yard and minimum building setback: 25 feet

Rear yard 25 feet

Side yard (each side) 25 feet

When railroad property is adjacent to the property line, a 10 foot setback may be used.

Rear and side yards that also face upon a street or are located on properties that are considered a corner lot must have building setbacks of at least 25 feet.

F. Minimum lot widths and lot areas (size) shall be as follows: The minimum lot size shall conform to the minimum lot size of the adjacent or closest and strictest residential use. If only commercial property is adjacent to the proposed use of building, then the lot guidelines for that commercial zoning will apply.

G. Maximum building heights for structures adjacent to residential zoning, lots or uses shall not exceed 2 occupied floors and shall not exceed 35 feet in height. When not adjacent to residential zoning, lots and uses, the building height shall not exceed 35 feet.

H. Additional requirements for properties or projects adjacent to residential districts or residential structures not owned by the church or school:

Access: Projects shall be located with vehicular access limited to major arterial or collector streets. Site plans shall indicate that traffic is being diverted away from adjacent residential areas or planned to avoid local neighborhood streets.

Gated service entrances should be designed to have as little impact as possible on the surrounding properties.

Noise and Outdoor Lighting: If early morning or night activities are conducted by the on-site user, such activities shall not begin before 7:00AM and shall end no later than 10:00 PM. Such activities shall not create a nuisance for the adjacent residential uses and shall conform to the requirements regarding noise and sound as set forth in the City's Code of Ordinances. All outdoor lighting shall be planned and installed as to be directed downward and away from nearby residential uses and shall not exceed 1 foot candle on adjacent residential properties.

Parking and Traffic: When considering new uses and buildings for school and/or church/school sites, the new or revised plans shall be presented to the Planning and Zoning Commission for approval, before the City of Hammond Building Department grants new building permits. The requirement for adequate parking shall be considered in the context of the entire campus and site plan. A traffic flow analysis or traffic study may be required by the City of Hammond Building Department or requested by the Planning Commission or City Council.

Facade and Building Design: Materials for new construction should be selected from among those that are typical of surrounding buildings, and should be compatible with existing materials in color and texture. All exterior walls of all primary and accessory buildings shall not be constructed with corrugated metal or fiberglass.

Mechanical Equipment: Mechanical equipment shall not be placed within the allowed setbacks.

Bulk containers/dumpsters: Chapter 16 Article IV of the City of Hammond Code of Ordinances for bulk containers/dumpsters shall apply. In addition, no dumpster shall be placed within 50 feet of residential or residentially zoned property.

7.2.6 S-3 North Oaks Hospital Special District

A. In General

The S-3 District in Hammond will include that property typically known as the North Oaks Regional Medical Center Main Campus and covered by the Hospital Master Plan. Within this District, building plans and building permit applications will be submitted and reviewed by the City of Hammond. The City Building Office will perform building and site inspections and will collect the appropriate building fees within this district. Permitted uses and all development will be those allowed in the North Oaks Hospital Special District in conformance with the North Oaks Medical Center District Master Plan prepared by Gasaway, Gasaway, Bankston Architects dated March 5, 2015; recorded in the Tangipahoa Clerk of Court on 4/28/2015 Conveyance Book 1380 Page 227 Instrument #939257.

B. Setback requirements:

North Boundary shall be 15' – 0' Min

South Boundary shall be 15' – 0' Min

West Boundary shall be 15' – 0' Min

East Boundary shall be 15' – 0' Min (landscaping)
25' – 0' Min (building)

C. New Construction of Buildings:

All future expansions shall be in accordance with North Oaks Medical Center District Master Plan.

D. Parking Requirements:

1 Space/1000 sq. feet of occupiable building area

E. Landscaping Requirements:

1. Road Frontage – 15' wide landscape buffer as per Article 4.1.5 D (3)

2. Live Oaks – 8" caliber DBH or greater will be protected as per Article 9.1.4 D

3. Landscaping – all other areas will be landscaped as deemed fit by North Oaks Medical Center.

F. Signage:

As required by Article 13 of the City of Hammond UDC #14-5364